

# Summary of DSC Advisory Group Recommendations

## Dulles Suburban Center Land Use Study- Submissions

March 20, 2018

Submission (Acres)	Submitted By	General Location	Tax Map #	Current Plan	Requested Change	DSC Advisory Group Recommendation
<a href="#">DSC-Areawide-1</a> Bike and Trails  (Areawide)	Kelly Westenhoff	Areawide	Areawide	Shared use path planned along Route 28.	Adhere to Countywide Bicycle Master Plan and Trails Plan, especially to include a shared use path along Route 28 to connect to the W+OD trail and planned trail along I66 expansion.	At 10/3/2016 meeting Advisory Group supported Staff recommendation to update Bike and Trails guidance to reflect the County Bicycle Master Plan and Countywide Trails Plan Map  At 11/29/17 meeting Advisory Group reviewed draft Transportation text including guidance for Pedestrian Mobility and Bicycle Systems.
<a href="#">DSC-Areawide-2</a> Transit  (Areawide)	Jeff Parnes	Areawide	Areawide	Rail service and increased bus service may be appropriate along the Route 28 corridor.	The general route and suggested transit stops for LRT or BRT service along Route 28 should be identified for planning and density purposes.	At 12/7/2016 meeting Advisory Group supported Staff recommendation to update plan guidance for transit but refrain from adding transit related land use options at this time.  At 11/29/17 meeting Advisory Group reviewed draft Transportation text including guidance for the Route 28 Enhanced Transit Corridor.
<a href="#">DSC-D1-1</a> Middleton Farms  (66.96 acres)  Sully & Dranesville Districts	Greg Riegle	Land Unit D-1  SE of Route 28 and Frying Pan Rd intersection	24-2((1)) 1,10	Office up to .15 FAR and park use. Option for office, hotel, recreation facilities and support retail up to .4 FAR.	Add option for single family attached residential at 5 dwelling units per acre.	At 6/3/2017 & 6/20/2017 meetings Advisory group voted and supported testing this land use in the Transportation model.  11/6/2017 Advisory Group reviewed draft Plan text.

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<a href="#">DSC-D1-2</a> Jackson Property  (7.35 acres)  Dranesville District	Mark Anstine	Land Unit D-1  SE of Frying Pan Rd and Sunrise Valley Dr. intersection	24-2 ((1)) 2, 3, 4	Office up to .15 FAR north of the stream valley, public park for the southern portion. Option for office up to .40 FAR that can be developed offsite and this site dedicated for park and open space.	Add option for residential at 10-12 du/ac.  12/12/2016 proponent presents 7 du/ac concept.	At 6/3/2017 & 6/20/2017 meetings Advisory group voted and supported testing 5 du/ac in the Transportation model.  1/22/2018 Advisory Group reviewed draft Plan text for 5 du/ac.
<a href="#">DSC-D3-1</a> Wall Road  (8.08 acres)	Sara Mariska	Land Unit D-3  NW of the intersection of Wall Rd and Centreville Rd	24-4 ((1)) 6C1	High-quality, campus-style office uses in the range of .50 to 1.0 FAR.  As an option, a training facility or hotel/conference center may be appropriate.  As an option, mixed use up to .70 FAR may be considered with office, retail and residential uses. Other uses, such as institutional, may be appropriate. The mixed use development option B states that the development should include at least 5-10% of retail/office use.	Revise the mixed use development option B to remove the 5-10% of retail/office use in order to replace 76,600 square feet of approved retail uses and 40,600 square feet of approved office uses with 100 single-family attached units.	At 12/7/2016 meeting Advisory Group supported staff recommendation to retain the current adopted Plan.  At 6/3/2017 meeting Advisory Group voted to not support a revised version of the proposed change and to retain the current adopted Plan.  1/22/2018 meeting maintained recommendation to keep current Plan text.

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<a href="#"><u>DSC-E3-1</u></a> Sullyfield Park  (33 acres)	David GII	Land Unit E-3  S of Route 50 and W of Walney Rd	34-3((5)) G1,H2,H3; 34-3((7)) 5A; 34-4 ((11)) H1; 34-4((13)) 3, 4	Mix of office, retail and industrial uses at .35 FAR.	Add option for mixed use development, which could include residential and hotel uses. Proposes residential use contrary to airport noise policy.	At 6/3/2017 meeting, DSC Advisory Group voted to revisit adding further flexibility when reviewing Land Unit E- 3 text.  3/6/2017 reviewed Land Unit E. 10/17/2017 reviewed draft Land Unit E Plan text.
<a href="#"><u>DSC-E4-1</u></a> Pohanka  (7.07 acres)	David Houston	Land Unit E-4  S of Route 50 and E of Walney Rd	34-4((1)) 49, 50, 50A, 51, 53	Community-serving retail up to .25 FAR for Parcels 34-4 ((1)) 49, 50, 50A, 51. Parcel 34-4 ((1)) 53 is planned for retail up to .20 FAR. Building height for this parcel should not exceed 35 feet. As an option, expansion of existing auto dealerships located along Route 50 may be appropriate for this parcel.	Consolidate recommendations for all parcels to reflect existing auto dealerships and increase the max FAR to .30 FAR and increase the building height for Parcel 53 to 4 stories.	At 3/21/2017 meeting DSC Advisory Group voted to support alternative to Staff recommendation.  Board of Supervisors adopted Advisory Group Recommendation consistent with proposed change at 5/2/2017 meeting.
<a href="#"><u>DSC-F2-1</u></a> Avion  (186 acres)	John McBride	Land Unit F-2  N of Route 50 and E of Stonecroft Blvd	34-1((3)) 1, B4, B5	Office and industrial/flex uses up to .50 FAR, Ancillary retail uses, not to exceed 20 percent of total development, may be appropriate.  Conventional strip or freestanding commercial development is not planned and is not appropriate along Route 50 and Willard Road.	Increase allowable FAR to .75 and allow for mixed-use development that could include office, urban multi-family residential, hotel, retail, personal service, medical care facilities, and entertainment uses, as well as the possibility of age-restricted / elderly independent and assisted living.  Amend airport noise policy to reflect updated noise contours. Proposes residential use contrary to current airport noise policy.	At 6/3/2017 meeting DSC Advisory Group voted to not support the proposed change and to retain the current adopted Plan.  The Advisory Group agreed to revisit adding further flexibility when reviewing Land Unit F-2 text.  2/21/2017 reviewed Land Unit F. 10/6/2017 reviewed draft Land Unit F text.

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<a href="#"><u>DSC-H-1</u></a> Euro Motorcars  (9.28 acres)	Andrew Painter	Land Unit H  E of Stonecroft Blvd, S of Route 50	34-1((1)) 2A	Industrial, research and development, and industrial/flex uses up to a maximum FAR of .35.	Add option for auto dealership use on the western portion of the parcel	At the 10/18/2016 meeting, the Advisory Group agreed to continue consideration during review of Land Unit H text.  2/6/2017 reviewed Land Unit H. 10/17/2017 reviewed draft Land Unit H text.
<a href="#"><u>DSC-I-1</u></a> Long and Foster  (32.9 acres)	Greg Riegler	Land Unit I  E of Lee Road on George Carter Way	44-1((17)) 1, 5,C, A; 34-3((14)) B, 2, 3, 4, 6	Planned for light industrial and industrial/flex up to .35 FAR. Option for mix of hotel and/or office and industrial/flex up to .35 FAR. 2 <sup>nd</sup> option for hotel and office up to .7 FAR.	Add option for residential use (multifamily, single-family attached, or age restricted/independent/assisted living) with support retail up to 1.0 FAR.	At 6/3/2017 & 6/20/2017 meetings DSC Advisory group voted and supported testing this land use in the Transportation model.  At 12/11/2017 the DSC Advisory Group voted to retain the current Plan recommendation.
<a href="#"><u>DSC-J-1</u></a> Commonwealth Centre  (39 acres)	Francis McDermott	Land Unit J  N of Westfields Blvd, E of Newbrook Drive loop road	44-1((1)) 6 part	Mix of uses that includes office, conference center/hotel, industrial flex and industrial use at an average .50 FAR.	Add an option for multifamily and/or single family attached residential development and retail/theatre uses up to .50 FAR.	12/7/2016: Advisory Group voted to support proposed Plan amendment.  Board of Supervisors adopted Advisory Group Recommendation at 5/2/2017 meeting.
<a href="#"><u>DSC-J-2</u></a> Conference Center Drive  (19.92 acres)	Greg Riegler	Land Unit J  Generally S of Conference Center Drive, E of Parkstone Drive	43-4((1)) 16	Mix of uses that includes office, conference center/hotel, industrial flex and industrial use at an average .50 FAR.	Add option to promote mixed use and encourage residential, live/work options, retail, restaurants, personal service establishments, quasi-public and institutional uses. Proposes residential use contrary to airport noise policy.	At the 6/3/2017 & 6/20/2017 meetings, DSC Advisory group considered where in Land Unit J to test a mix of uses that included residential development.  The Advisory Group did not recommend testing residential uses at this location.

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<a href="#">DSC-J-3</a> Westfields (1,100 acres)	David Gill	Land Unit J  E and W of Route 28, between Willard Rd and Ellanor Lawrence Park	NA	Mix of uses that includes office, conference center/hotel, industrial flex and industrial use at an average .50 FAR.	Consider results of upcoming ULI recommendations for consideration of Plan amendment	At the 6/3/2017 & 6/20/2017 meetings, DSC Advisory group considered where in Land Unit J to test a mix of uses that included residential development.  At 6/3/2017 & 6/20/2017 meetings, DSC Advisory group voted and supported testing a mix of uses in the general mixed use area identified by ULI.  1/22/2018 proponent requested that consideration of proposed land use changes be continued in the future as a part of a study of Land Unit J.

**This proposed change was a suggestion from the May 11, 2017 Community Meeting. The Plan option was developed by staff and the DSC Advisory Group.**

Submission Number	Submitted By	General Location	Tax Map #	Current Plan	Proposed Change	Advisory Group Recommendation
<b>Land Unit E-2</b> Sully Place/ Sully Plaza (82.6 acres)	N/A	Land Unit E-2  North of Route 50, East of Centreville Road	34-4((1))16B, 16C, 16D, 16E, 16F, 24A, 26A, 62A1, 62A2, 62B, 62C	Retail use with ancillary office use not to exceed 20% up to .25 FAR. This will provide a transition in intensity to the residential areas located to the north and east.	Add an option for mixed use up to .50 FAR with a residential component.	At 6/3/2017 & 6/20/2017 meetings DSC Advisory group voted and supported testing this land use in the Transportation model.  11/29/2017 Advisory Group reviewed draft Plan text.

**The submission below is located outside of the Dulles Suburban Center, and will not be considered as part of this study.**

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<b>DSC-BR3-1</b> Sully Station Shopping Center  (17.43 acres)	David Gill	Outside of DSC  SE of Westfields Blvd and Stonecroft Blvd intersection	44-3((7)) B2, B3	Retail at .25 FAR	Add to DSC Study area, add option for mixed use including residential development.	No action taken – this request is not under consideration as it is outside of the study area.